



Unit 1, 54 Old Bank Road

Mirfield, WF14 0HY

## PROMINENT RETAIL UNIT

**554 sq ft**  
(51.47 sq m)

- Suitable for various uses (STP)
- Located next to a Co-op
- Good parking

# Unit 1, 54 Old Bank Road, Mirfield, WF14 0HY

## Summary

<b>Available Size</b>	554 sq ft
<b>Rent</b>	£11,500 per annum
<b>Rateable Value</b>	£9,500 The property will benefit from full rate relief
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (49)

## Description

The unit forms part of a small parade of shops anchored by The Co-op. Internally the shop comprises a small open plan sales area with rear store room and toilet facility. Access is also available from the side of the property. On street parking is located directly in front of the unit along with a large private customer car park to the rear.

## Location

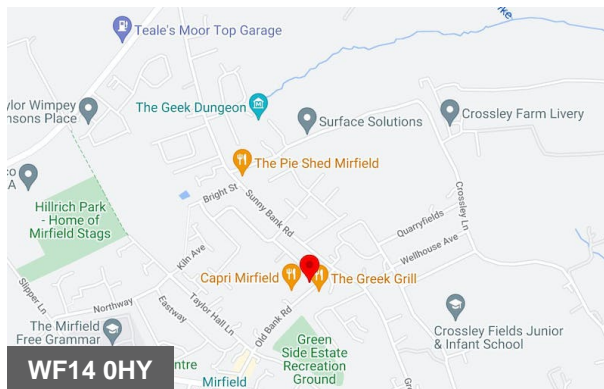
The property is prominently positioned on Old Bank Road in a large residential area in Mirfield, the town centre of which is located half a mile to the south. This is a popular retail area serving the local community. Other retailers on the parade apart from The Co-op include a Boots Pharmacy and independent takeaway.

## Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £11,500 per annum exclusive of business rates, utility costs, service charge, VAT, insurance and all other outgoings.

## Planning

We understand the property has a Sui Generis planning use and therefore a change of use will be required dependent on the proposed use.



## Viewing & Further Information



**Pete Bradbury**

0113 245 1447

petebradbury@cartertowler.co.uk



**Tom Fuller**

0113 245 1447

tomfuller@cartertowler.co.uk